



Type: **Bungalow**

Location: **St. Marys**

Price: **£465,000**

Bedrooms: **3**

A SPACIOUS DETACHED BUNGALOW, EXCELLENTLY LOCATED ON THE EDGE OF HUGH TOWN, ENJOYING SEA VIEWS, GARDENS FRONT AND REAR (WITH POTENTIAL BUILDING PLOT), AND USEFUL OUTBUILDINGS.

The accommodation, which is in need of modernisation, comprises reception hall, lounge open through to dining room, kitchen, utility room, three bedrooms, bathroom, shower room and separate wc. Glazed porch / sun room. Outside: Gardens front and rear, with garage and boatshed. **NEW INSTRUCTION**

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Windward is situated in an elevated position on Church Road, just 500m from Hugh Town, the tiny “capital” of St Mary’s with its shops, schools, banks, Post Office, harbour and many other amenities.

The property has a westerly aspect, with sea views across to Samson – perfect for enjoying Scilly’s famous sunsets, and therefore ideally suitable for either main or holiday use. The property generally enjoys excellent natural light levels, catching the sun all day.

Windward offers spacious family accommodation, with generous room sizes and good ceiling heights. It is now in need of modernisation throughout, with potential for conversion of the roofspace to extend the accommodation – a perfect blank canvas to create a bespoke home.

Viewing highly recommended.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

A gravel drive leads through the front garden to a panelled front door, with fanlight, opening into a STORM PORCH, with half-glazed uPVC door opening into:

SPACIOUS RECEPTION HALL, L-shaped, having convector heater and loft hatch. Doors to all the main rooms:

LOUNGE 5.41m x 3.65m

A bright, double-aspect room, with large picture window with sea views across to Samson. Coved ceiling. Open through to:

DINING ROOM 3.14m x 2.36m

Coved ceiling. Convector heater. Door to:

GLAZED PORCH 3.56m x 1.78m

Glazed on all elevations, to make the most of the sea views and afternoon / evening sun. Wood effect vinyl floor covering. Door to garden.

KITCHEN 4.39m x 2.47m max, 1.87m min

A dated kitchen, having large double drainer sink unit, and a range of full height cupboards providing substantial storage space, one of which accommodates the factory-lagged hot water cylinder with fitted immersion heater. Vinyl floorcovering. Walk-in LARDER CUPBOARD. Door to:

REAR LOBBY 1.89m x 1.34m, with access to garden, and doors to:

UTILITY ROOM 2.68m x 2.40m

A good sized room, with space and plumbing for washing machine.

SHOWER ROOM 1.87m x 0.92m

Fitted with a dated suite comprising corner shower cubicle with electric shower unit, wall mounted hand wash basin and close coupled wc. Fully tiled walls.

Door from kitchen back into reception hall, and through to:

BEDROOM ONE 4.09m x 3.64m

A bright, dual-aspect room. Coved ceiling.

BEDROOM TWO 3.65m x 3.18m

A bright, dual-aspect room with large built-in wardrobe with blanket cupboards over. Wash hand basin.

BEDROOM THREE 3.73m max, 3.00m min x 3.06m

Enjoying a sea glimpse. Coved ceiling.

BATHROOM 1.87m x 1.63m

Fitted with a panelled bath and wash hand basin. Electric heated towel rail.

WC 1.87m x 0.93m

Fitted with a low level wc. Natural ventilation.

OUTSIDE

To the front of the house, adjoining Church Road, is a pleasant walled garden, enjoying sea views, laid mainly to lawn, with Pittasporum hedged boundaries, and mature plants and shrubs including Agapanthus and palms. Gravel drive providing off-street parking for several cars. Patio area outside the glazed porch / sun room. Approximate dimensions 18m x 14m.

The rear garden, which has overall dimensions of approximately 20m x 16m, has building plot potential (a nearby property has recently secured planning permission for an additional house on garden land). The sloping garden is laid mainly to lawn, with Pittasporum hedged boundaries, making the plot very private with no overlooking neighbours.

Within the gardens are two outbuildings:

BOATSHED

Of concrete block construction, having monopitch timber roof with corrugated asbestos sheets over. Double vehicular doors. Window. Power and light connected.

GARAGE 5.21m x 3.21m

Originally a Nissen hut, having concrete block gables and pre-formed asbestos panelled walls and roof. Double vehicular doorway to the drive.

SERVICES

We understand that Telecom, mains electricity, mains water and mains drainage are all connected to the property.

LOCAL AUTHORITY

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is assessed for Council Tax under Band "G", under reference 10680, having a charge for the 2018 / 2019 year of £2,380.43. In addition, water is charged at the current rate.

TENURE

We understand the property is owned freehold.

VIEWING

Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

EPC

Band G. The full EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=9728-8024-7213-5398-2990>





Notes



Windward

Church Road St Marys Isles of Scilly

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